

In the Real Estate Market

\$3,000,000 Involved in 8th Av. Building Project

Big Structure to Replace Landmark Near Pennsylvania Station.

OPPOSES PROPOSED BUILDING ORDINANCE

Charles F. Noyes Believes That Regulations of Measure Are Most Harmful to Many.

The Haeger warehouse, an old landmark on the west side of Eighth Avenue between 30th and 34th sts., diagonally opposite the Pennsylvania Railroad station, is to be taken down by the city in the near future, and on the site, which is owned by Archibald D. Russell, a twenty-one story office, store and loft building will be erected from plans by Edward L. Larkin.

The property, which is just north of the new postoffice, covers a plot 197.6 feet on the avenue and 120 feet on the side streets. The proposed building, which is expected to be ready for occupancy on January 1, 1916, is estimated to cost \$2,000,000. The site is valued at \$1,000,000.

Charles F. Noyes is opposed to the limitation of building heights as proposed in the ordinance submitted to the building heights committee. He believes that the proposed restrictions of the proposed ordinance can largely be removed but warns property owners that the regulations as now proposed are most harmful to many.

Mr. Noyes, in speaking on the subject yesterday, said:

"These high buildings are American, they fairly shout to the foreigner, 'We are great.' They are the characteristics of this American people. Legislation against such advancement without serious thought of the damage to be done is wrong, and I hope such legislation will not be hurriedly enacted. If enacted I believe it will greatly lessen all values at prominent points, and this loss will not be made up in other contiguous sections."

The ordinance, he said, is to be definite, killed or at least laid on the table until half a dozen more important subjects confronting real estate owners are settled.

APARTMENTS ON EAST SIDE SOLD

Investor Gets 62d Street House—Lexington Av. Corner for Bank.

Harris & Vaughn have sold for the Rivoli Construction Company, of which Judson S. Todd is president, the nine-story apartment at 27 East 62d st., on a plot of ground 57x100.5 feet, adjoining the northeast corner of Madison and Lexington avs.

The buyer is an investor. The house was completed by the selling company about two years ago.

The Corn Exchange Bank has bought the five story apartment on a lot 200x100 feet at the northwest corner of Lexington av. and 60th st., held at \$125,000, where the bank will open a branch as soon as the necessary alterations can be made. Douglas Robinson, Charles S. Brown Company were the brokers.

The J. E. B. Building Company, J. E. Conner president, has sold the new five story apartment house at 615-8 West 17th st., between Amsterdam and Audubon avs., to Morris Rosenblatt for investment. It was an all cash deal, and was negotiated by E. M. Krulewitch as broker. The house was finished only a few weeks ago from plans by Gross & Kleinberger, occupies a plot 50x100 and is fully tenanted.

Other sales announced follow:

Manhattan.

127TH ST.—J. Maxwell held for a client the Hirsch Reilly Company, of which Max Hirsch, president, has a large interest in Manhattan as a six story garage, with stores on 125th st. and 126th st., between Broadway and 12th av., and 12th st. and 13th st., both stores and houses, with a plot 100x100 feet, and a value of \$25,000.

The Bronx.

BRIDGE ST.—Mas J. Kramer sold the plot 50x100, east end of Bridge st., between 12th and 13th avs., to A. L. Stern, a man in the construction business, who will turn over the site with two six story apartment houses, holding four plots 100x100 feet, each 100x100 feet, to him.

Manhattan.

PEACE AV.—Kurt A. Urie has sold his 100x100 plot, 10th floor, to Morris Rosenblatt for investment. It was an all cash deal, and was negotiated by E. M. Krulewitch as broker. The house was finished only a few weeks ago from plans by Gross & Kleinberger, occupies a plot 50x100 and is fully tenanted.

REAL ESTATE.

BOROUGH OF MANHATTAN.

ESTABLISHED 1867

DUFF & CONGER

REAL ESTATE MANAGEMENT SALES—APPROVALS

MADISON AVE. CORNER 86th ST.

TELEPHONE LEXINGTON 3-5355

COUNTRY.

FOR HOMES IN THE REAL COUNTRY WITHIN COMMUTING DISTANCE CONSULT COUNTRY HOME AGENT, 40 WEST 32d ST. PHONE 926-5142.

UNFURNISHED HOUSES TO LET.

BOROUGH OF BROOKLYN.

Beautiful Brick Houses FOR RENT, \$30.

Demolished 2 room clean heat elegantly decorated for sale—easy terms. Good for books.

MANAGER, 60 LIBERTY ST., NEW YORK.

FURNISHED APARTMENTS TO LET.

NEW JERSEY.

ESTABLISHED CHELSEA, ATLANTIC CITY, NEW JERSEY.

Second floor, second floor, ocean front, no steam heat, hot water, modern, \$60 per week, \$300 deposit, C. Box 105, Tribune 1-0444.

UNFURNISHED APARTMENTS.

WEST SIDE.

305 WEST 45TH STREET, 1-2-3 Rooms and Bath.

APARTMENTS TO RENT

THIS DIRECTORY IS PUBLISHED SUNDAYS, TUESDAYS AND THURSDAYS.

Address.

No. of Rooms

Rent.

Description.

Agent.

F. G. FOLEY

Resident Manager.

FAIRFAX ARMS

SAT. 12PM 56.

2 and 3 rooms and bath.

Furnished \$600 to \$800

Unfurnished \$500 to \$700

Supervised \$500 to \$700

Address.

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